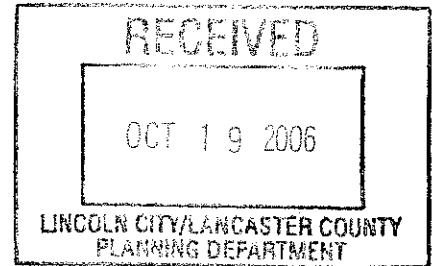


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October 19, 2006

HAND DELIVERY

Jon Carlson, Chairman
Lincoln-Lancaster County Planning Commission
P.O. Box 83733
Lincoln, NE 68501

RE: Steven Harms
Changes to Comp Plan

Dear Mr. Carlson:

I am providing this letter as a supplement to my remarks before the Commission on Wednesday, October 18, 2006. I represent Steve and Laurie Harms who own approximately 135 acres immediately north of Highway 6 at 84th Street. This consists of 130.01 acres known as Lot 39 in the West One-Half of 35-11-7, and approximately 4.7 acres known as Lot 37, West One-Half of 35-11-7.

Mr. and Mrs. Harms purchased the 4.7 acres in 2004, as it was contiguous with their 130-acre parcel and also had previous designation as industrial use. Approximately 8 additional acres owned by the Harms surrounding the 4.7-acre parcel had the same designation.

Mr. Harms owns and operates a refuse business which began operating in 1931 and is now a fourth generation business culminating 75 years of serving the community. As a part of that business, Mr. Harms has constructed a metal building on Lot 39 to park his trucks in.

On October 2, 2006, Mr. Harms met with Ray Hill and Brian Will at the Planning Department. Their recommendation was to apply for an Administrative Subdivision Permit for approximately six acres of

I-Zoning, which would include the 4.7 acres and the metal building. They also recommended tearing down an old house on the property, which Mr. Harms stated he would do. Based on that recommendation, Mr. Harms employed Russell Orr to survey the property and begin the Application process.

Approximately, two days later the Planning staff advised Mr. Harms that they had changed their minds after noticing that the 2030 Plan is recommending the removal of the I designation from this small parcel. As far as we have been able to ascertain, there is no other parcel which is being changed back to AG in this 2030 Plan.

Steve Hendrickson advised you at the hearing that the basis for their recommendation of removing this from I back to AG was the railroad track and the number of trains passing over it daily. While that may be important if the entire area were commercial or industrial zoning, it is not important with regard to this small piece. Mr. Harms is seeking only a parcel of approximately six to seven acres of I-Zoning which would permit his use as a refuse hauler. He has no plans other than his own private use. Thus, the train traffic is really not relevant to this particular parcel or use.

Mr. Harms would provide his own septic system, water and other amenities. This is very similar to the commercial and industrial properties immediately south of this property, such as Hamilton Equipment and Telex, both of which have their own septic systems and wells. There is an existing septic system and well serving this parcel, and if new or upgraded systems were need, Mr. Harms would provide them himself.

It should be noted that the Planning staff did not have a problem with the I Zoning until they realized that they were already recommending its removal from this parcel. Indeed, they were supportive of the administrative subdivision and zoning change to permit the use Mr. Harms needs. Thus, the argument about the trains is really not valid.

We recognize this is a relatively small item in the overall picture that is before you relating to the 2030 Plan. However, to Mr. Harms it is of critical importance. We are therefore requesting your serious review and consideration of our request that the I designation not be removed from this parcel as proposed by Planning staff.

If any further information is needed or desired, please feel free to contact me. Thank you for your consideration.

Very truly yours,

A handwritten signature in black ink that reads "Don Bowman". The signature is written in a cursive, flowing style.

Donald H. Bowman

DHB:cas

cc: Steven Harms
cc: Eugene Carroll, Vice-Chair
cc: Mary F. Strand, Commissioner
cc: Gerry Krieser, Commissioner
cc: Roger Larson, Commissioner
cc: Dick Esseks, Commissioner
cc: Michael Cornelius, Commissioner
cc: Lynn Sunderman, Commissioner
cc: Tommy Taylor, Commissioner